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MAINE REAL ESTATE TAX-Paid

WARRANTY DEED
Statutory Short Form

DLN: 1002440271035

KNOW ALL BY THESE PRESENTS, That **I, Dennis G. Kinsella**, whose mailing address is **30 Lincoln Street #211, Westbrook, ME 04092**, for consideration paid, grants to **James K. Baldi**, whose mailing address is **30 Lincoln Street #110, Westbrook, ME 04092**, with Warranty Covenants, the real property in the City of **Westbrook**, County of **Cumberland** and State of **Maine**, more particularly described as follows:

That unit known and designated as Unit 211 in the Riverfront Lofts Condominiums, located in the City of Westbrook, County of Cumberland, State of Maine, as shown on plans entitled "Condominium Plans of Riverfront Lofts" made for Westbrook Development Corporation by Archetype, P.A. dated October 10, 2007, and recorded in the Cumberland County Registry of Deeds at Plan Book 207, Pages 707 through 709 and a plat by Lewis and Wasina, Inc. dated October 23, 2007 and recorded in the Cumberland County Registry of Deeds at Book 207, Pages 705 through 706; specific reference is also made to the Declaration of Condominium, a condominium established in accordance with the Maine Condominium Act, Title 33, Chapter 31, M.R.S.A. §1601 et. seq., which Declaration is dated November 6, 2007 and recorded in said Registry of Deeds in Book 25597(erroneously described in prior deed as 25579), Page 303, as may be further amended from time to time, to which reference is hereby made and the same is incorporated by reference herein (hereinafter called the "Declaration").

Said unit is conveyed Together with:
1) an undivided 2.3451% interest in the common areas and facilities of the condominium described in the Declaration attributable to the unit as stated in Exhibit B of the Declaration;

2) an exclusive right to use the limited common areas, if any, appurtenant to the unit as specified in the Declaration, and shown on said Condominium Plat and Plans;

3) as easement in common with the owners of other units to use any pipes, wires, ducts, flues, cables, conduits, sewer, water and other public utility lines; driveway and recreation areas, and other common areas and open space, and facilities located in any of the other units or elsewhere on the property and serving the unit;

4) all rights and easements in common with other units owners as described in the Declaration, including the description of property attached as Exhibit A to the Declaration;

5) all fixtures of any kind now placed in or on said unit.

Said unit is conveyed Subject to:
a) all easements, covenants, obligations, conditions, restrictions, reservations and encumbrances contained in or referred to in the Declaration, including, but not limited to those contained in the description of the property attached.

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